

## **Overview of Green Building Programs Incentives, Requirements, Recognition & Awards Programs**

### Ashland, Oregon

The City of Ashland established its Conservation Division more than 20 years ago to operate water, recycling, air quality and energy conservation programs. The division works with the Ashland School District, Southern Oregon University, Ashland businesses, and homeowners to increase the efficiency of their resource usage.

In addition to providing information and conservation analysis, the City of Ashland offers services including appliance rebates, a fee for turning in woodstoves, zero-interest loans for residential and commercial energy-saving projects, rebate for Super Good Cents manufactured homes, Earth Advantage and Energy Star programs, Bonneville Environmental Foundation Green Tags program, a net metering policy, and rebates for photovoltaics. The programs are consistent with conservation programs offered by many other utilities. For more information, see the City of Ashland's website at: <http://www.ashland.or.us/Page.asp?NavID=1366>

### Portland, Oregon

The City of Portland, through its Office of Sustainable Development, offers a comprehensive green building program funded primarily through residential and commercial solid waste fees, grants and contracts. Sponsorships and tuition pay for additional programs and events, such as the annual Build It Green! Residential home tour and Information Fair and ReThink: Innovation in Ecological Design and Construction training program.

The City of Portland offers a grant program promoting innovative, high performance green building strategies. Funded through the City of Portland's Green Investment Fund (GIF), this grant program is designed to help offset the incremental costs of demonstration commercial, residential, industrial and mixed-use building projects that achieve a high level of environmental performance through multi-faceted design, progressive technologies, and best practices. The Green Investment Fund is a partnership of the City of Portland's Office of Sustainable Development, Bureaus of Water and Environmental Services and the Energy Trust of Oregon. Individual grants of up to \$150,000 are awarded annually and the program budget totals approximately \$500,000 a year.

Portland's program also provides information about rebates, credits, grants and loans for residential and commercial construction projects. Most of these are not sponsored by the City of Portland, but are referrals to the Oregon Department of Energy, Northwest Natural Gas, Energy Trust of Oregon, Portland Development Commission and other organizations.

Portland's recognition programs include the BEST Awards (Businesses for an Environmentally Sustainable Tomorrow), issued annually by the City of Portland Office of Sustainable Development to recognize businesses located in the Portland Metropolitan Area. BEST Awards are presented to businesses with significant and unique achievements in one or more of seven categories: Energy, Water Efficiency, Sustainable Stormwater Management, Waste Reduction/Pollution Prevention, Transportation Alternatives, Sustainable Food Systems, and Sustainable Product Development. Partners in the BEST

Awards are the Energy Trust of Oregon, the City of Portland Bureaus of Water and of Environmental Services, BetterBricks (a project of Northwest Energy Efficiency Alliance) and Gerding/Edlen Development Company.

For more information, visit Portland's website, specifically the Green Building Program with its Office of Sustainability: <http://www.green-rated.org/default.asp>

### Austin, Texas

Austin's residential green building program rates new and remodeled homes using sustainable guidelines on a scale of one to five stars: the more stars the more green features in the home. Homes are rated in six areas: energy efficiency; testing; water efficiency; materials efficiency; health and safety; community. A home built in the Austin Energy service area may be rated if the builder, architect, or designer is a member of the Green Building Program. Austin also offers workshops, consulting, a product and technology guide, and appliance rebates.

On the commercial side, Austin offers small business customers discounts for upgrading interior lighting systems with high efficiency equipment. Rebates, audits, consultation, and program membership also is available. Membership in the Green Building Program is open to architects, designers and builders working with projects in the Austin Energy service area. There are no membership dues. Members are, however, required to attend the "Green Building Basics" course within one year of joining the program, and attend a minimum of two free technical seminars per year. In return, members are asked to actively promote green building through their business. Membership enables designers and others to use the program logo in marketing materials, obtain specialized assistance, and appear in a membership directory.

Austin's green building program is part of its utility, which is funded primarily through service area revenues (88 percent). For more information, see Austin's website via the following link:

<http://www.ci.austin.tx.us/greenbuilder/>

### Seattle, Washington

The City of Seattle wants private sector construction projects to follow its lead by incorporating more sustainable, "green" materials and methods. Funded by Seattle City Light and Seattle Public Utilities, the BUILT GREEN™ Incentive Program provides financial assistance to building owners and developers to incorporate meaningful and cost-effective sustainable building goals early in building programming and design decisions.

Seattle offers technical assistance from the City's Green Building Team, the Lighting Design Lab, and the Resource Venture; facilitation assistance for up to two building design charrettes with project participants; assistance in maximizing the value of City of Seattle incentives from Seattle City Light Built Smart Incentives and Seattle Public Utilities Water Smart. Technology incentives and technical assistance funding is limited. Projects selected for funding are those that most aggressively comply with specific criteria – and projects must be registered with the Master Builders Association of King and Snohomish Counties' Built Green™ Program.

For additional information, see the links to the City of Seattle's website:

<http://www.ci.seattle.wa.us/sustainablebuilding/>

<http://www.ci.seattle.wa.us/sustainablebuilding/incentives/default.htm>

## Santa Monica, California

The city offers guidelines and requirements for multifamily and commercial development. Many are similar to Eugene's requirements (e.g., bicycle parking), while others are more aggressive. For example, Santa Monica requires a construction and material waste management plan for construction and demolition projects. For a look at the city's requirements, see:

<http://greenbuildings.santa-monica.org/mainpages/pdf.html#construction>

For a look at Santa Monica's construction demolition ordinance, see:

<http://greenbuildings.santa-monica.org/whatsnew/waste.ordinance.html>

## Boise, Idaho

Boise has an awards program recognizing businesses and agencies for pollution prevention, but has no green building program.

[http://www.cityofboise.org/public\\_works/EnviroGuard/index.aspx?id=home](http://www.cityofboise.org/public_works/EnviroGuard/index.aspx?id=home)

## Alameda County, California

- Alameda County's Waste Management Authority has 17 member agencies (local cities), and provides design assistance services and green building grants to public and public-benefit projects. Examples include fire stations, libraries and affordable housing developments. Alameda County also offers Green Points, a rating system developed to offer builders, homeowners and municipalities a tool to assess how environmentally friendly or "green" a home is. The rating system was developed in coordination with local builders, city planners and building officials. The County also has created model ordinances, contract specifications and general plan language for refinement and adoption by local municipalities. Alameda County is well known for producing high-quality, useful publications with green building advice. For more information, see the County's web site, including the following links:

<http://www.stopwaste.org/home/index.asp?page=271>

<http://www.stopwaste.org/home/index.asp?page=486>

<http://www.stopwaste.org/home/index.asp?page=280>